

SUP # 2014-00101



Administrative Special Use Permit Application

Please type or print legibly

PROPERTY LOCATION: 1024 CAMERON STREET, ALEXANDRIA, VA 22314

ZONE: CD

TAX MAP REFERENCE: 64.03-07-03

APPLICANT'S INFORMATION:

Applicant: AMCLA SAVALINA Business/Trade Name: OLD HOUSE

Address: 8211 RIVERSIDE ROAD, ALEXANDRIA, VA 22308

Phone: 571-395-6808

Email: AMELA63@HOTMAIL.COM

PROPOSED USE:

- | | |
|--------------------------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Animal Care Facility with Overnight Boarding | <input type="checkbox"/> Outdoor Display |
| <input type="checkbox"/> Automobile and Trailer Rental and Sales | <input type="checkbox"/> Outdoor Food and Crafts Market Center |
| <input type="checkbox"/> Catering Business | <input type="checkbox"/> Outdoor Garden Center |
| <input type="checkbox"/> Day Care | <input checked="" type="checkbox"/> Restaurant |
| <input type="checkbox"/> Health and Athletic Club | <input type="checkbox"/> Valet Parking |
| <input type="checkbox"/> Light Auto Repair | |
| <input type="checkbox"/> Live Theater | |
| <input type="checkbox"/> Massage Establishment | |
| <input type="checkbox"/> Motor Vehicle Storage/Parking for 20 or more Vehicles | |
| <input type="checkbox"/> Outdoor Dining (exclude King Street Retail Overlay) | |

Please read and sign after the statement:

I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.

Signature: [Signature]

Please submit the following with this application form:

Site Plan At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

Floor Plan At a minimum, show and label all interior features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

SUP # 2016-0001

Worksheet for specific use from Checklist and Worksheet package.

Other materials, as required by specific use (see Guide to Administrative SUPs Checklist & Worksheets).

PROPERTY OWNER'S AUTHORIZATION	
As the property owner, I hereby grant the applicant use of <u>1024 CAMERON ST.</u>	
(property address), for the purposes of operating a <u>RESTORIAN</u> (use)	
business as described in this application.	
I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.	
<u>CURRENT OWNERS ARE SELLING - THEIR AUTHORIZATION ON</u>	
Name: _____	Phone: _____
<u>NEXT 2 PAGES.</u>	
Address: _____	Email: _____
Signature: _____	Date: _____

1. The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☐ Lessee or

☒ Other: PURCHASER / FUTURE OWNER

of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

IVICA SVALINA - 50%

AMELA SVALINA - 50%

THEIR ADDRESS IS: 8211 RIVERSIDE ROAD, ALEXANDRIA, VA 22308

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

SUP # 2016-00101

Worksheet for specific use from Checklist and Worksheet package.

Other materials, as required by specific use (see Guide to Administrative SUPs Checklist & Worksheets).

PROPERTY OWNER'S AUTHORIZATION	
As the property owner, I hereby grant the applicant use of <u>1024 CAMERON ST</u> (property address), for the purposes of operating a <u>RESTAURANT</u> (use) business as described in this application.	
I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.	
Name: <u>Khorram Davachi For Davachi Real Estate</u>	Phone: <u>(571) 344-1103</u>
Address: <u>P.O. Box 10626 McLean, VA 22102</u>	Email: <u>KDMDPC@AOL.COM</u>
Signature: <u>[Signature]</u>	Date: <u>12/10/16</u>

1. The applicant is the (check one):
- ☒ Owner
 - ☐ Contract Purchaser
 - ☐ Lessee or
 - ☐ Other: _____
- of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

DAVACHI REAL ESTATE, LLC 50%
FERMA, LLC 50%
P.O. Box 10626 McLean, Virginia 22102

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ Yes. Provide proof of current City business license
- ☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

SUP # 2016-00161

Worksheet for specific use from Checklist and Worksheet package.

Other materials, as required by specific use (see Guide to Administrative SUPs Checklist & Worksheets).

PROPERTY OWNER'S AUTHORIZATION	
As the property owner, I hereby grant the applicant use of <u>1024 CAMERON ST</u> (property address), for the purposes of operating a <u>RESTORANT</u> (use) business as described in this application.	
I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.	
Name: <u>M. Mike Molek for FERMA, LLC</u>	Phone: <u>240-338-5304</u>
Address: <u>P.O. Box 10626 McLean, VA</u>	Email: <u>minmolek@aol.com</u>
Signature: <u>[Signature]</u>	Date: <u>12/10/16</u>

1. The applicant is the (check one):
- ☒ Owner
 - ☐ Contract Purchaser
 - ☐ Lessee or
 - ☐ Other: _____
- of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

DAVACHI REAL ESTATE, LLC 50%

FERMA, LLC 50%

P.O. Box 10626, McLean, VA 22102

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ Yes. Provide proof of current City business license
- ☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

THE USE WILL BE THE SAME AS THE PREVIOUS USER,
A RESTAURANT. PLEASE SEE ATTACHED SHEET FOR
MORE DETAILED INFO.

3. Please describe the proposed hours of operation:

Days	Hours
Daily	

Or give hours for each day of the week

Monday	10:00 AM TO 10:00 PM
Tuesday	10:00 AM TO 10:00 PM
Wednesday	10:00 AM TO 10:00 PM
Thursday	10:00 AM TO 10:00 PM
Friday	10:00 AM TO 11:30 PM
Saturday	10:00 AM TO 11:30 PM
Sunday	9:00 AM TO 9:00 PM

4. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

100 - 150 PATRONS PER DAY

- B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

8-12 STAFF PER DAY

5. A. How many parking spaces of each type are provided for the proposed use:

<u>0</u>	Standard and compact spaces
<u>0</u>	Handicapped accessible spaces
<u>0</u>	Other

ADDITIONAL INFO PER ITEM 2
OF PREVIOUS PAGE.

Special Use Permit # 2016-00101

3. Describe any proposed changes to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

CHEFS IVAN AND AMELA SVALINA ARE LOOKING TO RENOVATE AND ADAPTIVELY REUSE THE FIRST AND SECOND FLOOR SPACE OF 1024 CAMERON STREET AS A GERMAN RESTAURANT ONE THAT WILL PROVIDE TRADITIONAL GERMAN SPECIALTIES CURRENTLY NOT AVAILABLE IN OLD TOWN ALEXANDRIA. THE RESTAURANT WILL BE EQUIPPED WITH A NEW MODERN KITCHEN AND DINING AREA WITH QUALITY FINISHES. IT WILL BE A NEW AND EXCITING DINING EXPERIENCE FOR LOCALS AND TOURIST ALIKE. THE RESTAURANT WILL BE KNOWN AS "OLD HOUSE" AND OFFER WIENER, SCHNITZEL, SPATZLE, SCHWEINEBRATIN, JÄGER SINITZEL, ZÜNINE, GESCHNETLETES, SAURKRAUT, BRÄTWORST, GERMAN GOULASH SOUP, BAYENSCHER MUSHROOM SAUCE AND A VARIETY OF GERMAN PASTRIES AND DESSERTS. SERVICE WILL BE FIRST CLASS FINE DINING. FORMER RITZ CARLTON CHEF AND SERVERS WILL BE PROVIDING SERVICE. IT IS ANTICIPATED THAT ALCOHOL WILL MAKE UP 10% OF THE REVENUE WITH FOOD PROVIDING 90% OF THE REVENUE. SEATING CAPACITY WILL BE 95 INSIDE, ~~AND 95 OUTSIDE~~. HOURS OF OPERATION FOR SIT DOWN SERVICE WILL BE 10:00 AM TO 10:00 PM MONDAY THROUGH THURSDAY; 10:00 AM - 11:30 PM FRIDAYS AND SATURDAYS; AND 9:00 AM TO 9:00 PM ON SUNDAYS FOR BOTH INSIDE AND OUTSIDE SEATING. THERE WILL BE NO LIVE ON SITE MUSIC OR ENTERTAINMENT. VALET PARKING IS BEING CONSIDERED TO ENHANCE THE FULL DINING EXPERIENCE. IT IS ANTICIPATED THE RESTAURANT WILL HAVE APPROXIMATELY 100-150 PATRONS PER DAY. APPROXIMATELY 8-12 INDIVIDUALS WILL BE EMPLOYED ON A FULL OR PART TIME BASIS. THE ANTICIPATED MAXIMUM NUMBER OF EMPLOYEES ON SITE AT ANY ONE TIME WOULD BE 12. NOISE LEVELS WILL NOT EXCEED PERMITTED LEVELS UNDER ALEXANDRIA CITY CODE. THE NOISE LEVEL FROM EQUIPMENT WILL BE MINIMAL, BEING THAT ALL EQUIPMENT WILL BE NEW AND STATE OF THE ART. PATRON NOISE WILL NOT BE A SOURCE OF COMPLAINTS, THEREFORE NO EXTRAORDINARY MITIGATION OR CONTROL MEASURES ARE WARRANTED. NO OFFENSIVE ODORS ARE ANTICIPATED TO EMANATE FROM THE PROPERTY. TRASH AND GARBAGE GENERATED WILL BE MAINLY FROM PRODUCTS RECEIVED. FOOD WASTE, GLASS, PAPER AND PLASTIC WILL BE RECYCLED. TRASH AND GARBAGE WILL BE COLLECTED BY COMMERCIAL COLLECTOR EVERY OTHER DAY OR AS NEEDED TO KEEP CONDITIONS AROUND THE RESTAURANT PRISTINE. LITTER IS NOT ANTICIPATED TO BE A PROBLEM AND STAFF WILL SELF-POLICE. ONLY ON-PREMISES ALCOHOL LICENSE FOR BEER, WINE AND MIXED DRINKS WILL BE APPLIED FOR AND PROVIDED. SHOULD ANY QUANTITY OF HAZARDOUS MATERIALS BE REQUIRED THEY WILL BE STORED IN APPROPRIATE DEVICES AND DISPOSED IN ACCORDANCE WITH APPROPRIATE REGULATIONS. DELIVERIES WILL BE HANDLED FROM THE ALLEY LOCATED BEHIND THE RESTAURANT.

B. Please give the number of:
Parking spaces on-site 0

Parking spaces off-site _____

If the required parking will be located off-site, where will it be located?

THERE ARE SEVERAL PUBLIC AND PRIVATE PARKING GARAGES IN THE IMMEDIATE AREA.

6. Please provide information regarding loading and unloading for the use:

A. How many loading spaces are available for the use? 0

B. Where are off-street loading spaces located? ALLEY AT THE BACK OF PROPERTY OR CURB PARKING AT FRONT OF RESTAURANT ON CAMERON STREET WILL BE USED FOR DELIVERIES, ANTICIPATED TO OCCUR 2-3 TIMES PER WEEK.

C. During what hours of the day do you expect loading/unloading operations to occur? BETWEEN 10:30 AM TO 3:00 PM

D. How frequently are loading/unloading operations expected to occur, per day or (TOTAL) per week, as appropriate? 2-3 DELIVERIES PER WEEK ~~PER DAY~~

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

HAZARDOUS MATERIALS ARE NOT ANTICIPATED. HOWEVER, SHOULD SMALL QUANTITIES OF HAZARDOUS MATERIALS BE REQUIRED, THESE ITEMS WILL BE STORED IN APPROPRIATE DEVICES AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.

APPLICANT'S SIGNATURE

Please read and initial each statement:

Initial: SJ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Initial: SJ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

IVICA SVALINA
Print Name of Applicant or Representative

Ivica S
Signature

DEC. 10. 16.
Date

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address: _____

Phone: _____

Email: _____

Fax: _____



SUPPLEMENTAL APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?

Indoors: 95 Outdoors: 0 Total number proposed: 95

2. Will the restaurant offer any of the following?

Alcoholic beverages (**SUP only**) ☒ Yes ☐ No
 Beer and wine — on-premises ☒ Yes ☐ No
 Beer and wine — off-premises ☐ Yes ☒ No

3. Please describe the type of food that will be served:

GERMAN FOOD - WIENER SCHNITZEL, SPATZLE, SCHWEINE BRATIN,
JÄGER SINTZEL, ZÜNINE, GESCHNETLETES, SAUKRAUT, BRATWORST
GERMAN GOVLASH SOUP, RATENSCHT MUSHROOM SAUCE AND A VARIETY
OF GERMAN PASTRIES AND DESSERTS.

4. The restaurant will offer the following service (check items that apply):

☒ table service ☒ bar ☐ carry-out ☐ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? N/A

Will delivery drivers use their own vehicles? ☐ Yes ☐ No

Where will delivery vehicles be parked when not in use?

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?

☐ Yes ☒ No

If yes, please describe:

OLD TOWN RESTAURANT POLICY

Changes to Old Town Small Area Plan Chapter of the Master Plan Adopted by City Council on November 13, 1993

On November 13, 1993, the City Council adopted Resolution No. 1672, which outlines new policy and criteria used in applying the revised Old Town Restaurant Policy. Individuals who apply for a special use permit to operate a restaurant in Old Town must address in their entirety five criteria in order to be considered for a special use permit. An application will not be formally accepted for processing until this questionnaire is completed.

GOALS OF THE OLD TOWN RESTAURANT POLICY

1. To lessen the on-street parking impact of restaurants in Old Town and adjacent areas;
2. To prevent rowdiness and vandalism from patrons leaving restaurants, particularly in the late evening; and
3. To control the spread of litter in Old Town.

POLICIES TO ATTAIN THE GOALS OF THE OLD TOWN RESTAURANT POLICY

City Council shall not approve a request for special use permit for any new restaurant, carry-out or fast food establishment or an expansion of an existing restaurant, carry-out or fast food establishment, unless it finds that the request does not significantly impact nearby residential neighborhoods. City Council shall consider the cumulative impact of the proposal and the number of already established restaurants, carry-outs, fast food establishments and the number of food service seats, bar seats and standing service areas in the immediate area. In the case of an expansion or other intensification, the entire operation of the establishment may be taken into account in determining its impact upon the nearby residential neighborhoods. In making that determination, City Council shall consider the following factors:

- The availability of off-street parking.
- The predicted impact of the restaurant on parking supply in the adjacent neighborhood.
- The extent to which the restaurant is open in the late night hours.
- The extent to which alcohol (such as spirits, mixed drinks, wine, and beer) consumption will predominate over food consumption, including consideration of the number of bar seats, if any, and the standing areas in the vicinity of bars.
- The predicted extent of litter generated in nearby neighborhoods.

CRITERIA TO BE USED TO EVALUATE NEW OR EXPANDED RESTAURANTS

Parking Management Plan. The applicant must submit a parking management plan (PMP), which specifically addresses the following issues:

- The parking demand generated by the proposed restaurant.
- The availability of off-street parking for patrons. For the purpose of this policy, availability shall be measured in terms of the number of vacant off-street parking spaces within 500 feet from the entrance to the restaurant.
- How employees who drive will be accommodated off the street at least in the evenings and on weekends.
- The predicted impact of the restaurant on the parking supply at the evening, weekend, and daytime peaks.
- A proposal to reduce the impact of parking created by the restaurant on nearby areas. Acceptable alternatives for reducing parking impacts include, but are not limited to, the following: validated parking or valet parking for patrons, and off-street parking or transit subsidies for employees.

Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
 - ☐ 100%
 - ☒ 75-99%
 - ☐ 50-74%
 - ☐ 1-49%
 - ☒ No parking can be accommodated off-street

2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
 - ☒ All *WILL USE PARKING GARAGE*
 - ☐ 75-99%
 - ☐ 50-74%
 - ☐ 1-49%
 - ☐ None

3. What is the estimated peak evening impact upon neighborhoods? (check one)
 - ☐ No parking impact predicted
 - ☒ Less than 20 additional cars in neighborhood
 - ☐ 20-40 additional cars
 - ☐ More than 40 additional cars

Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

Alcohol Consumption and Late Night Hours. Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following:

+ <u>76</u>	Maximum number of patron dining seats
+ <u>19</u>	Maximum number of patron bar seats
+ <u>—</u>	Maximum number of standing patrons
= <u>95</u>	Maximum number of patrons

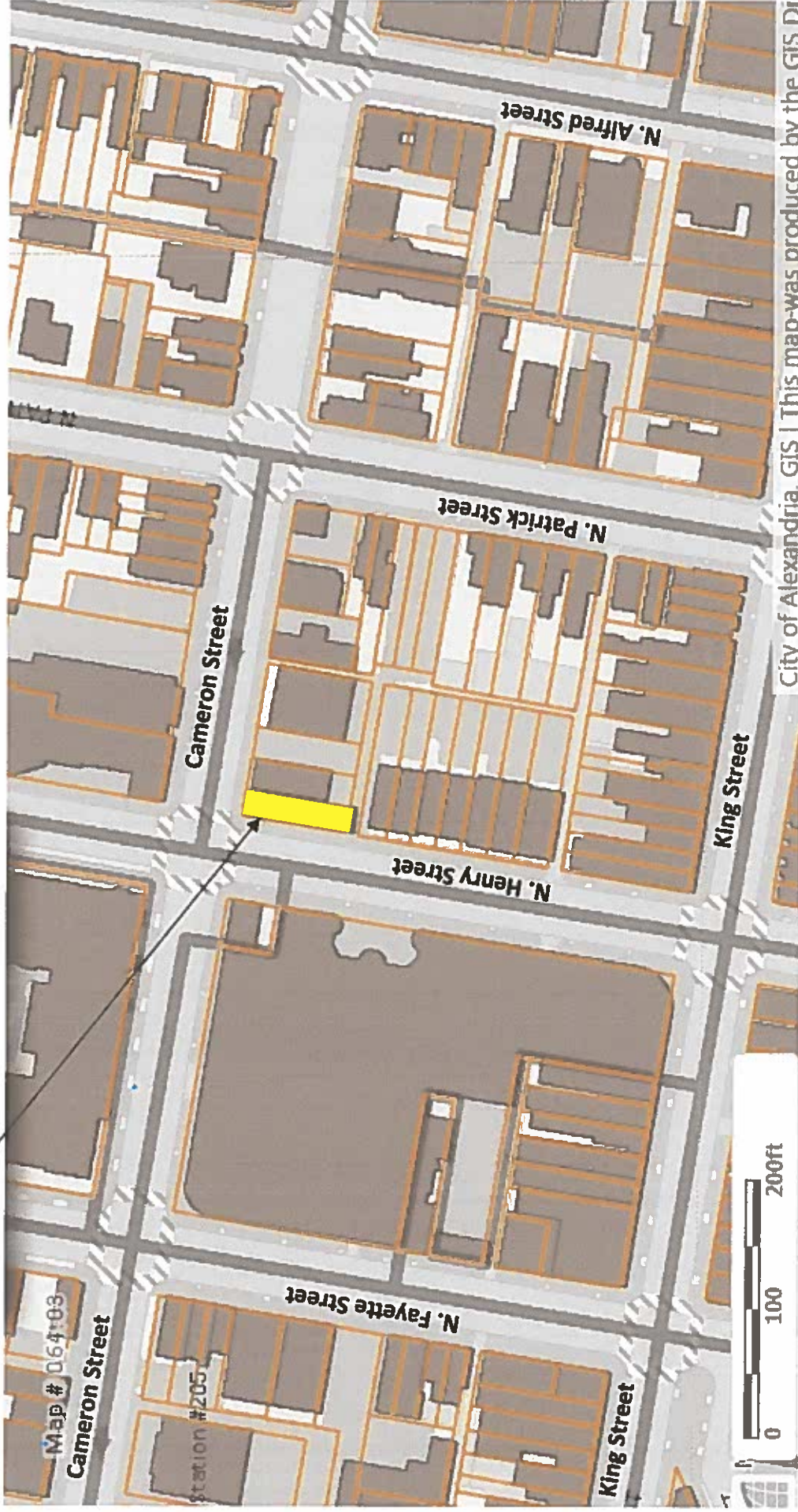
2. 12 Maximum number of employees by hour at any one time

3. Hours of operation. Closing time means when the restaurant is empty of patrons. (check one)
 - ☐ Closing by 8:00 PM
 - ☐ Closing after 8:00 PM but by 10:00 PM
 - ☒ Closing after 10:00 PM but by Midnight
 - ☐ Closing after Midnight

4. Alcohol Consumption (check one)
 - ☐ High ratio of alcohol to food
 - ☐ Balance between alcohol and food
 - ☒ Low ratio of alcohol to food

Sul 2014-001D

1024 Cameron Street



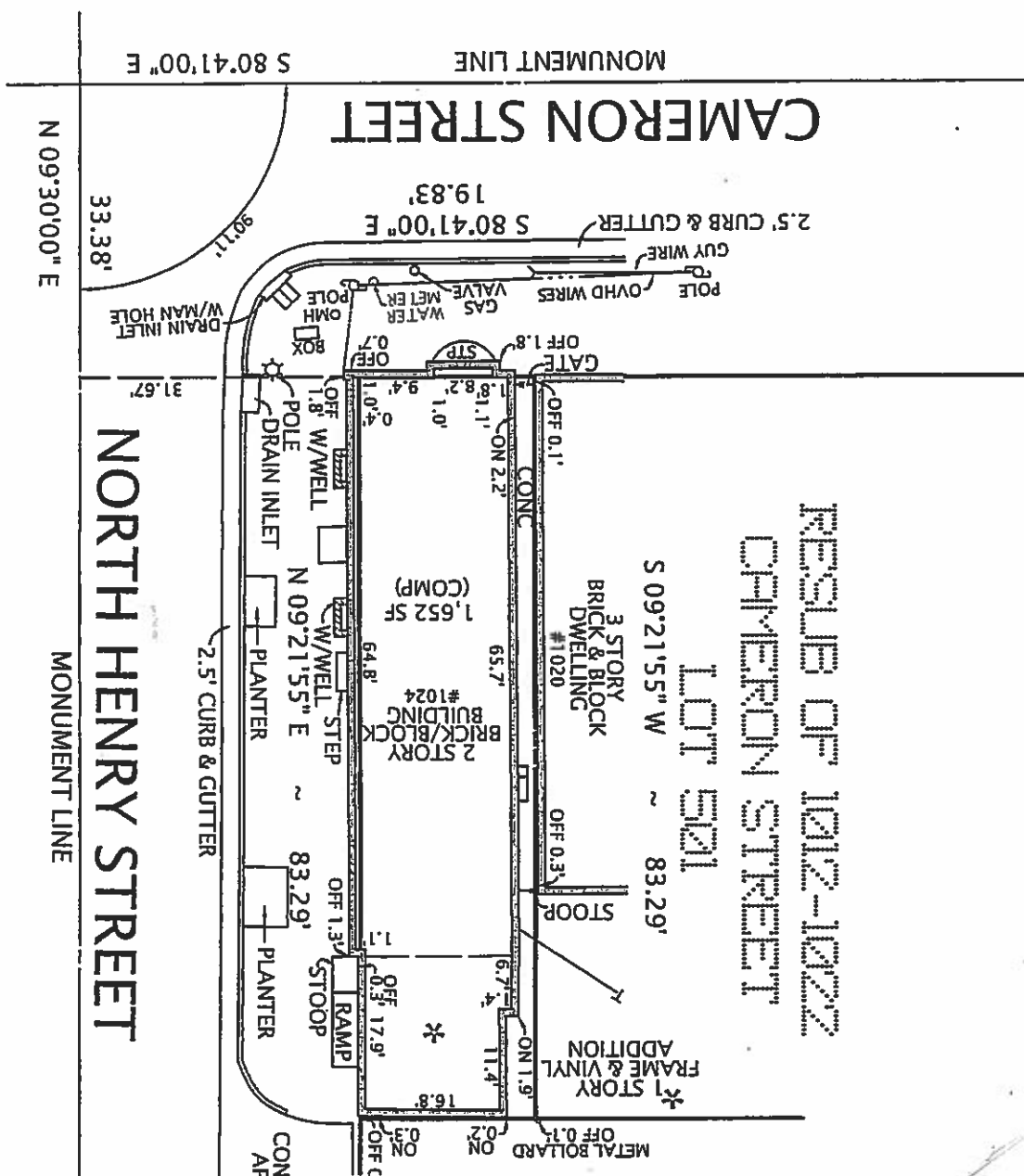
City of Alexandria, GIS | This map was produced by the GIS Department

CASE NAME: KAMIZAKI, LLC ~ DAVACHI, MD P.C.
MARK S. ALLEN
DOMINION SURVEYORS, INC.®
8808-H PEAR TREE VILLAGE COURT
FALLS CHURCH, VIRGINIA 22044

CITY OF ALEXANDRIA, VIRGINIA
(DEED BOOK 1506, PAGE 667)
SCALE: 1" = 20'
SEPTEMBER 15, 2005

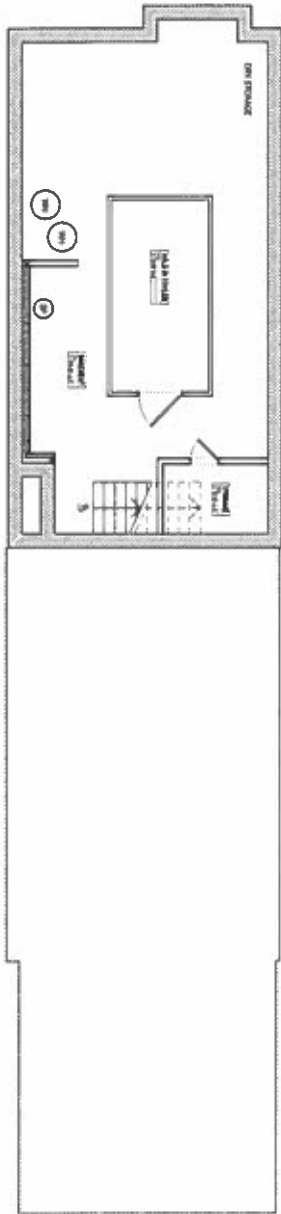
#1024 CAMERON STREET

PLAT
SHOWING HOUSE LOCATION ON



Subj: 210675

Suppose $W \subset V$



1
A-100
BASEMENT PLAN
SCALE: 1/8" = 1'-0"

OLD HOUSE - RESTAURANT

1024 CAMERON ST. ALEXANDRIA VA

NOT FOR CONSTRUCTION

[illegible]

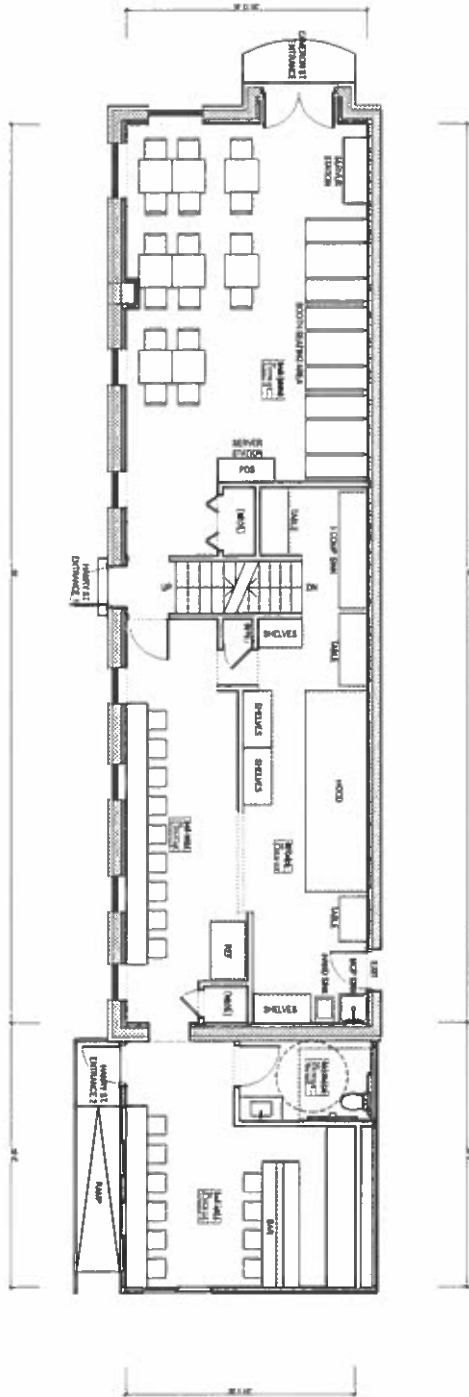
McAfee Application, LLC
 McAfee Application, LLC
 McAfee Application, LLC
 McAfee Application, LLC

A-100

Original Case

SUP2016-00101

1
A-101
1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SUPPOSE $\omega \in \mathbb{C}^n$

2ND FLOOR PLAN

[illegible]

OLD HOUSE - RESTAURANT

1024 CAMERON ST. ALEXANDRIA VA

NOT FOR CONSTRUCTION



A-102

Important Cases